



**CITY OF ALAMO HEIGHTS**  
**COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**  
**6116 BROADWAY**  
**SAN ANTONIO, TX 78209**  
**210-826-0516**

**Architectural Review Board Special Meeting**  
**February 15, 2022 – 5:30 P.M.**

Take notice that a Regular Architectural Review Board meeting of the City of Alamo Heights will be held on **Tuesday, February 15, 2022 at 5:30pm** in the City Council Chamber, located at 6116 Broadway St, San Antonio, Texas, 78209, to consider and act upon any lawful subjects with may come before it. **Per Governor's Order GQ-36, attendees are not required to wear facial covering (mask) but they are encouraged. The City will continue to practice social distancing, and seating will be limited to capacity limits.**

***INSTRUCTIONS FOR TELECONFERENCE: Members of the public may also participate via audio by dialing 1-346-248-7799 and entering access number 868 0184 5240#. If you would like to speak on a particular item, when the item is considered, press \*9 to "raise your hand". Citizens will have three (3) minutes to share their comments. The meeting will be recorded.***

**Case No. 892 F – 301 College**

Request of CKC Custom Homes representing Frank and Erica Ramos, owners, for the compatibility review of the proposed design located at 301 College in order to construct a new single-family residence with attached garage under Demolition Review Ordinance No. 1860 (April 12, 2010).

Chapter 5 of Code of Ordinances (Buildings and Building Regulations) requires City Council to consider the ARB's recommendation for all demolition/final design review applications. Please check the ARB posted results on the City's website after the ARB meeting to confirm any future meeting dates.

Plans are available for public viewing on the City's website, with the exception of floor plans, (<http://www.alamoheightstx.gov/departments/planning-and-development-services/public-notices/>) and at the Community Development Services Department located at 6116 Broadway St, 2<sup>nd</sup> floor. You may also contact Eron Spencer ([espencer@alamoheightstx.gov](mailto:espencer@alamoheightstx.gov)) or Lety Hernandez ([lhernandez@alamoheightstx.gov](mailto:lhernandez@alamoheightstx.gov)) by email or our office at (210) 826-0516 for additional information regarding this case.

January 23, 2022

Alamo Heights Board Members, neighbors, and friends,

We have taken the board of adjustment's recommendations and worked closely with the City of Alamo Heights to redesign our home at 301 College Blvd without variances. We look forward to building a home that is functional for our family and that contributes to the beauty of the neighborhood.

Respectfully,  
Frank and Erica Ramos

Property Address: 301 COLLEGE		Architecture Type:	
Original Architect:		Year Built: 1938	

	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
Lot Coverage*	Applicant	Staff	Applicant	Staff
Lot area	10,957		10,957	
Main house footprint	1072		2,731	
Front porch	64		87	
Side porch 1	72		500	(terrace)
Side porch 2				
Rear porch	240			
Garage footprint	400		699	
Carport footprint				
Shed footprint				
Breezeways			45	
Covered patio structure				
Other accessory structures				
Total (total lot coverage/lot area):	1848 / 10,957		4,062 / 10,957	
Total Lot Coverage:	16.8 %		37%	

Floor Area Ratio (FAR)**	Applicant	Staff	Applicant	Staff
Lot area	10,957		10,957	
Main house: 1st floor	1072		2,818	
Main house: 2nd floor			963	
Garage: 1st floor	100		699	
Garage: 2nd floor				(terrace)
Other structures (unless exempted - see below)			65	(loft)
Total (total FAR/lot area):	1472 / 10,957		4,545 / 10,957	
Total FAR:	.134		.41 + BONUS	

Height of Main Structure:		32ft 3 inches
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\*Lot coverage is defined as the percentage of the total lot area covered by a roof, floor or other buildings excepting eaves. Carports, sheds, porches, covered pedestrian walkways, breezeways, arbors, gazebos and covered patios are included in lot coverage calculations (Exception: The maximum lot coverage shall exclude free-standing entryway arbors with open-air lattice framework under fifty (50) square feet in area and eight (8) feet in height, and other free-standing open-air lattice/trellis structures located within a side or rear yard up to twelve (12) feet in height, totaling three hundred (300) square feet or less and subject to other standards governing accessory structures.

\*\*Floor area ratio (FAR) is defined as the ratio of the total above ground gross floor area of all structures on a site to the total square footage of a lot (for example, a FAR of .53 for a seven thousand five hundred (7,500) square foot lot is three thousand nine hundred seventy-five (3,975) gross square feet (.53 X 7,500) of floor area). The following areas shall be included when computing the gross floor area:

- (1) Exterior walls: The thickness of the wall shall be included in the calculation;
- (2) Above grade floor area: Any room that has a wall surface that extends more than three (3) feet above grade;
- (3) Laundry rooms, mechanical rooms, storage rooms, built-in cabinets and media niches;
- (4) Mezzanines and lofts;
- (5) Floor area used by stairways, elevators, escalators and similar features. The floor area of each run of stairs shall be counted once;
- (6) Vaulted ceilings: the floor area shall be counted at the actual floor area only and not in the air spaces;
- (7) Usable spaces (generally defined as having a five (5) foot minimum height) such as rooms, closets and cabinets under a run of stairs;
- (8) Exterior structures and additions with a solid roof and enclosed on more than two (2) sides in whole or part with permanent solid walls or windows such as porches, balconies, patios and breezeways;
- (9) Attached and detached garages and carports; and
- (10) Accessory buildings such as sheds, pool houses, guest houses, bonus rooms and second units.

The following areas shall not be included when computing the gross floor area:

- (1) Below grade floor area: any area that has a wall surface that extends less than three (3) feet above grade;
- (2) Porches, balconies, patios, breezeways, decks, overhangs, eaves, cantilevers and awnings with solid roof-like cover, but not enclosed on more than two (2) sides;
- (3) Porches, balconies, patios, breezeways and decks that do not have a solid roof-like cover; and
- (4) Attic space that is not habitable. If made habitable in the future, shall be included in floor area ratio.

Definitions as listed per City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-2 "Definitions")

+ .02 =  
SIDE STREET  
ACCESS  
+ .02 =  
ONE-STORY  
GARAGE



Property Address: 301 COLLEGE

Total Impervious Cover Sq. Ft. for Stormwater Development Fee*	EXISTING Calculations (in sq. ft.)		PROPOSED Calculations (in sq. ft.)	
	Applicant	Staff	Applicant	Staff
Footprint of all structures	1848		4062	
Driveway/Parking Pad	1800		1291	
Walkways	incl w/driveway			
Swimming Pool/Spa				
Other impervious cover: _____			68	
Total impervious surface cover (in this project):	3648		5421	
Total impervious surface cover removed/existing (in this project):			-3648	
Total impervious surface cover sq. ft. (proposed minus removed = net figure for this project)*			1773	
Stormwater Development Fee*			\$709.2	

Impervious Surface Cover within front yard setback**	Applicant	Staff	Applicant	Staff
Front yard setback area	1980		1980	
Footprint of any structure(s)	0		0	
Driveway/Parking Pad	300		0	
Walkways	120		124	
Other impervious cover: _____				
Impervious surface cover within front yard setback in this project	420		124	
Impervious surface cover removed/existing within front yard setback in this project			-420	
Impervious surface cover net proposed sq. ft. within front yard setback			-296	
Impervious surface cover proposed within front yard setback			B / A	B / A
Maximum 30% allowed for SF-A and SF-B Districts			.06 %	

\*The stormwater development fee shall be equivalent to the net additional square footage of total impervious surface area (excluding public sidewalks) of the property multiplied by \$0.40.

Exemptions: The following real property, only, shall be exempt from the provisions of this section:

- (1) Property owned by the City of Alamo Heights and/or dedicated to right-of-way for public streets and/or to provide drainage service; and
- (2) Property with proper construction and maintenance of a privately owned drainage or stormwater system wholly sufficient to provide all the drainage or stormwater service for that property.

\*\*Depending on property's zoning district, the maximum impervious surface allowed within the front yard setback area is 30% (per Sec. 3-18) and 40% (per Sec. 3-50, please refer to Code for other regulations).

**Impervious cover.** Ground surfaces including concrete or paved driveways, sidewalks, parking lots, building and other improvements that resist the infiltration of water, thereby resulting in water runoff. Impervious cover includes any surface material or surface treatment or surface condition which sheds fifty (50) percent or more of rainfall, or water, which falls on it.

City of Alamo Heights "Code of Ordinances" can be found at [www.municode.com](http://www.municode.com) (Ch. 3 "Zoning," Sec. 3-18, Sec. 3-50; Ch. 13 "Storm Drainage," Sec. 13-20 "Stormwater development fee" and Sec. 13-1 "Definitions").

To Whom it May concern.

November 23, 2021

Regarding the two Heritage Live Oaks on Frank Ramos property at 301 College Blvd..

We have preserved and treated and trimmed two Heritage Live Oaks (one 50" and one 55") on the backside of the property. It is my opinion as an ISA certified arborist that the plan as I read it (see attached) will not negatively impact the trees. Given the distances (10'-33') I believe that careful excavation and other protocols will help to protect and ensure the life of these trees. Great care was taken in the demo of the other trees and the building to preserve these trees. I am sure that the same care will be taken in the construction.

Specifically I am recommending the following.

Level 2b Tree Protection, fencing with mulch.

Supplemental water as needed.

Pre-construction deep root treatment with growth regulator to let the trees deal with the construction.

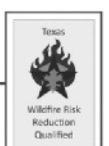
Pre-construction airspade excavation of a trench line across the closest distances to evaluate root structure and make cuts before trenching.

Arborist on call for any issues that come up during the excavation. Any routes larger than 1 inch and the contractor will stop digging and called for an evaluation/root pruning.

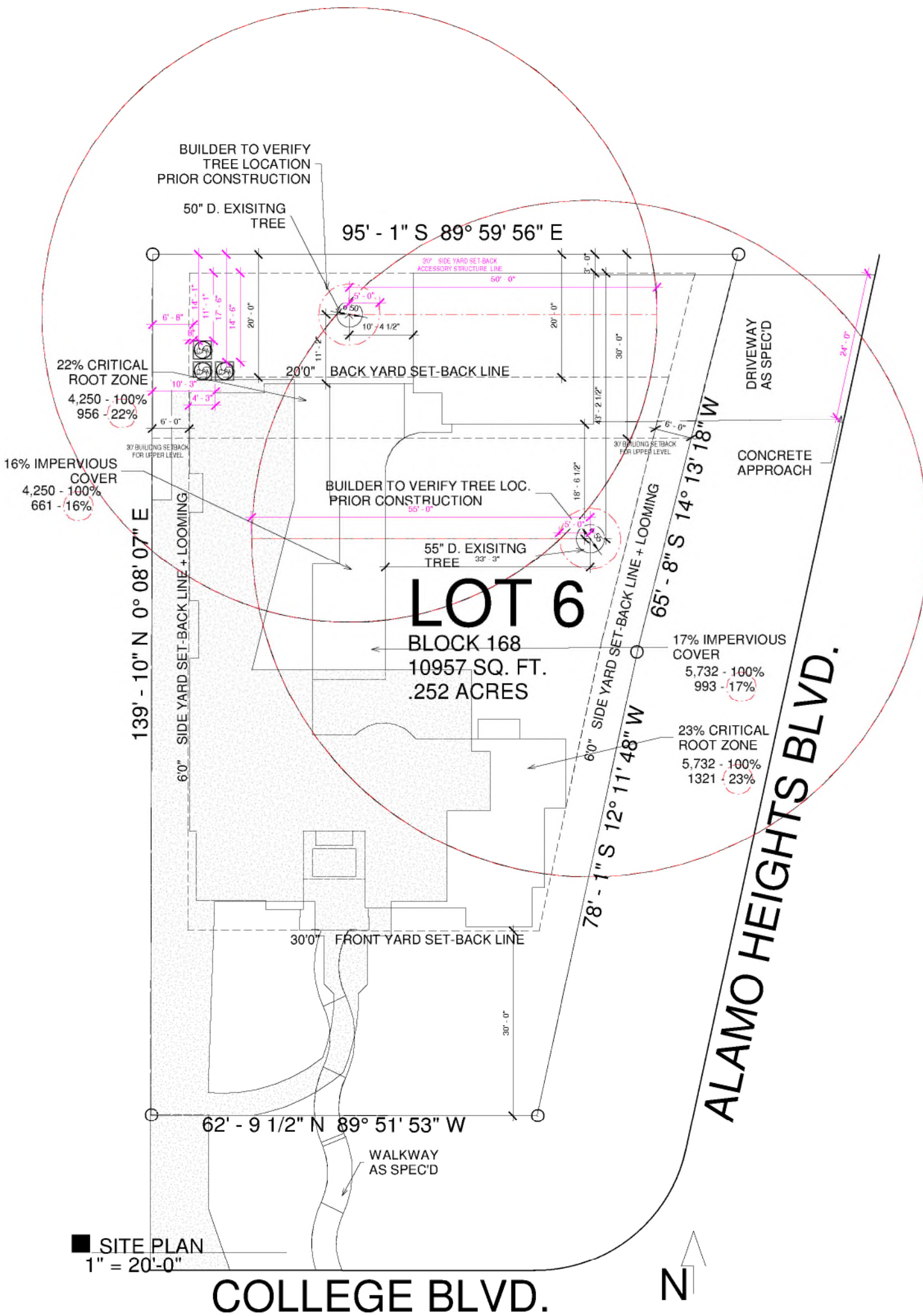
Take it all together I believe that this holistic approach to this construction will lead to positive outcomes.

Please let me know if you have any questions.

Scott Anderson.







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ISA CERTIFIED ARBORIST UT-4400a  
CMC ROPE RESCUE TECHNICIAN 4

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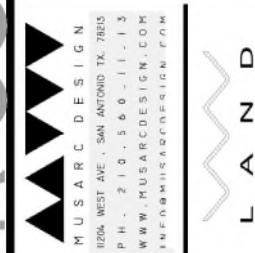
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CHECK SET NOT FOR CONSTRUCTION

REV. DATE	OBSERVATIONS	INITIALS
JAN/11/2022	PRELIM. F.P. REV.	L.Z.
JAN/13/2022	PRELIM. F.P. REV.	L.Z.
JAN/18/2022	PRELIM. F.P. REV.	L.Z.
JAN/24/2022	PRELIM. F.P. REV.	L.Z.



RAMOS  
RESIDENCE  
301 COLLEGE  
BLVD. SAN  
ANTONIO, TX.

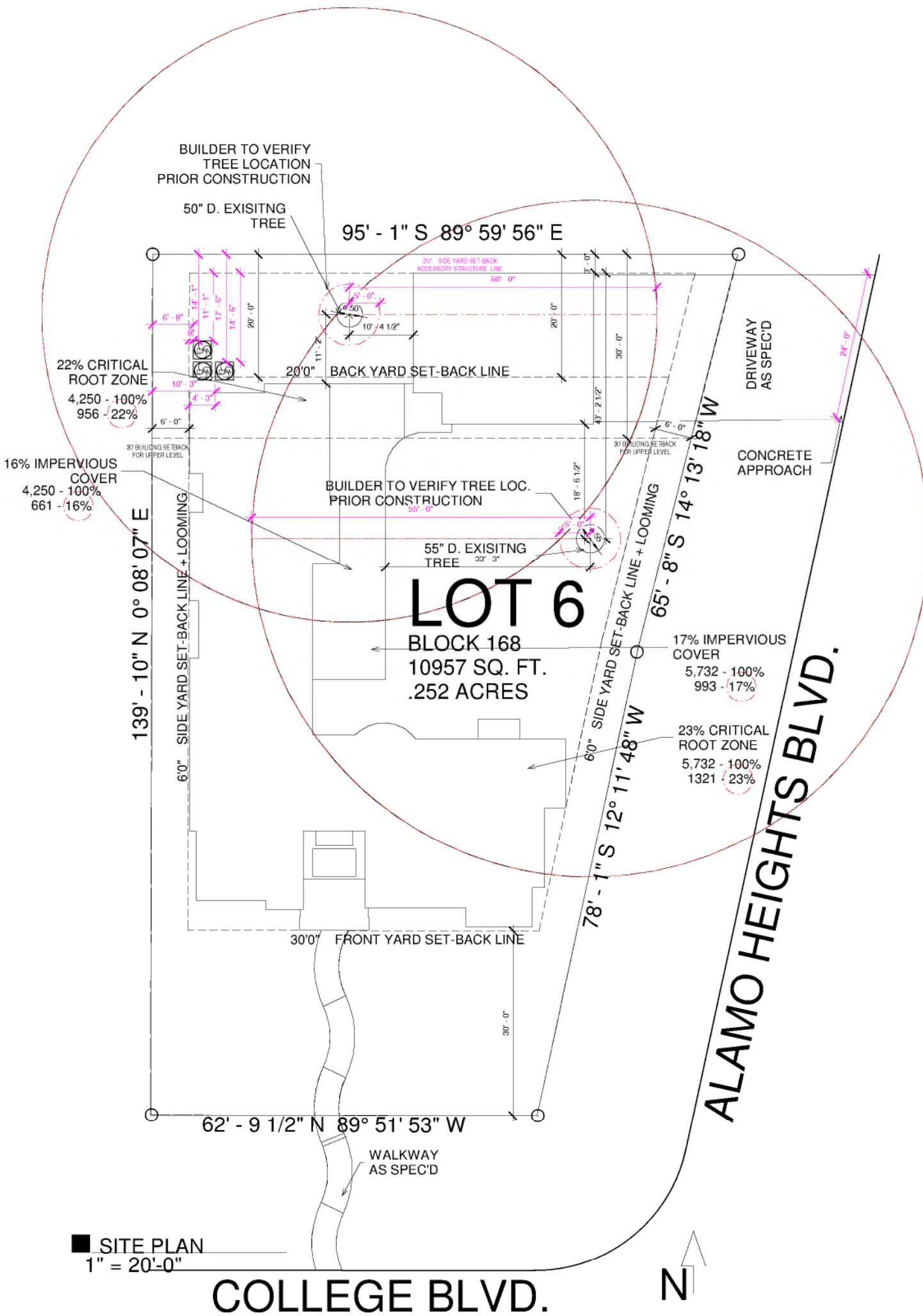
JOB No.	01/24/2022
DATE:	L.Z.
DRAWN BY:	M.U.
CHECKED BY:	01/24/2023
EXPIRATION DATE:	

SITE PLAN

A.3

SHEET A.3 of 7





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REVISIONS

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JAN/18/2022	PRELIM. F.P. REV.	L.Z.	
JAN/24/2022	PRELIM. F.P. REV.	L.Z.	
JAN/27/2022	ROOF PLAN		

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LAND

JOB No.

DATE: 01/27/2022

DRAWN BY: L.Z.

CHECKED BY: M.U.

EXPIRATION DATE: 01/27/2023

SITE PLAN

A.3

SHEET A.3 of 8

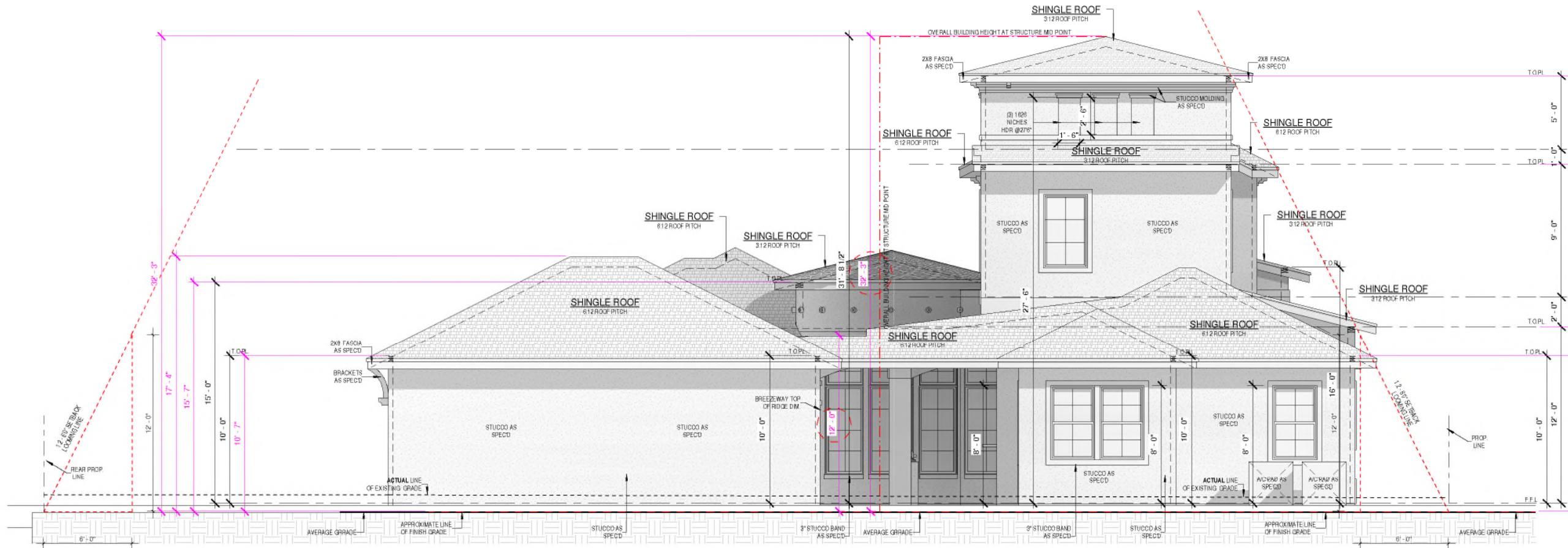
RAMOS RESIDENCE

301 COLLEGE BLVD. SAN ANTONIO, TX.



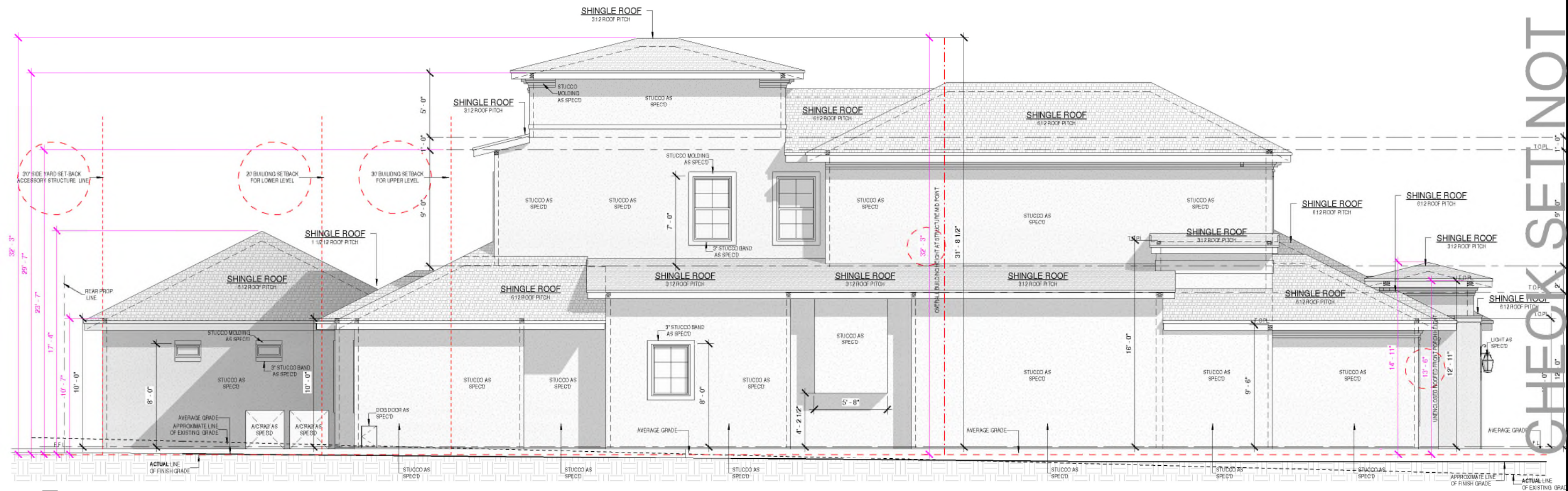






REAR ELEVATION  
1/8" = 1'-0"

NOTE: 12" MAX EXPOSED SLAB  
NOTE: VERIFY SLAB  
W/ ENGINEER & BUILDER



LEFT ELEVATION  
1/8" = 1'-0"

NOTE: 12" MAX EXPOSED SLAB  
NOTE: VERIFY SLAB  
W/ ENGINEER & BUILDER

CHECK SET NOT FOR CONSTRUCTION

REVISIONS		OBSERVATIONS	INITIALS
REV	DATE		
1	JAN/11/2022	PRELIM. F.P. REV.	L.Z.
2	JAN/13/2022	PRELIM. F.P. REV.	L.Z.
3	JAN/18/2022	PRELIM. F.P. REV.	L.Z.
4	JAN/24/2022	PRELIM. F.P. REV.	L.Z.

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LAND

RAMOS RESIDENCE

301 COLLEGE BLVD. SAN ANTONIO, TX.

JOB No.

DATE: 01/24/2022

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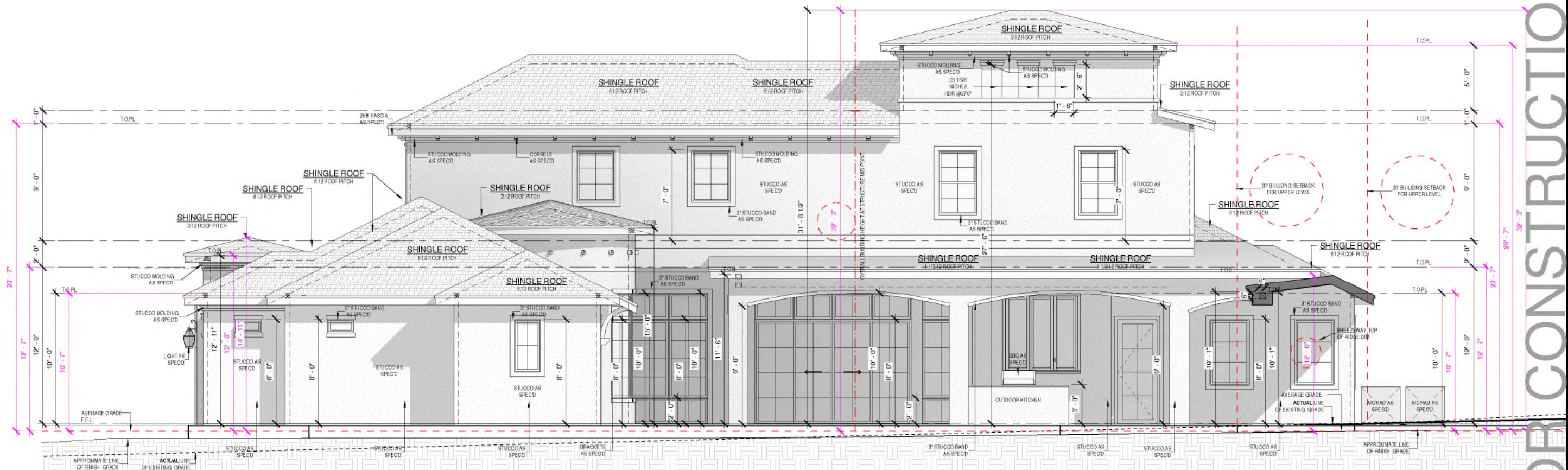
EXPIRATION DATE: 01/24/2023

A.5

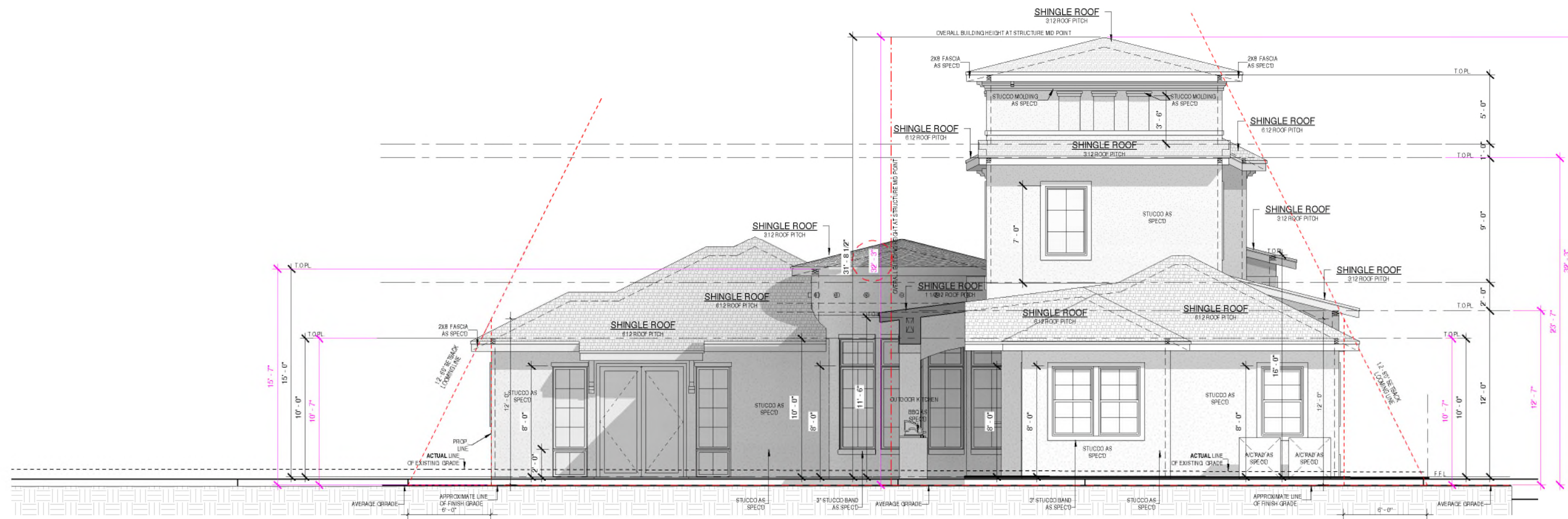
REAR & LEFT ELEVATION

SHEET A.5 OF 7





SECTION A W/O GARAGE  
1/8" = 1'-0"



SECTION B W/O GARAGE  
1/8" = 1'-0"

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REVISIONS			
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DATE: 01/24/2022

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EXPIRATION DATE: 01/24/2023

A.6

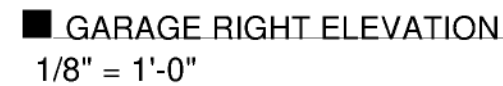
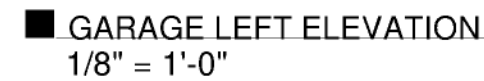
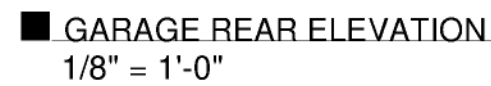
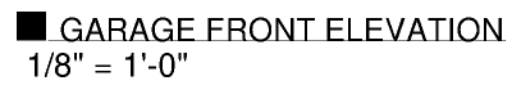
SHEET A.6 OF 7

RAMOS RESIDENCE

301 COLLEGE BLVD. SAN ANTONIO, TX.


SECTIONS






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REVISIONS			
REV. DATE	OBSERVATIONS	INITIALS	
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JAN/13/2022	PRELIM. F.P. REV.	L.Z.	
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JAN/24/2022	PRELIM. F.P. REV.	L.Z.	



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L.A.Z.D.

RAMOS  
RESIDENCE

JOB NO.	-
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CHECKED BY	M.U.
EXPIRATION DATE:	01/24/2023

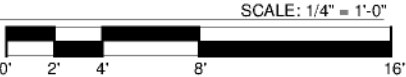
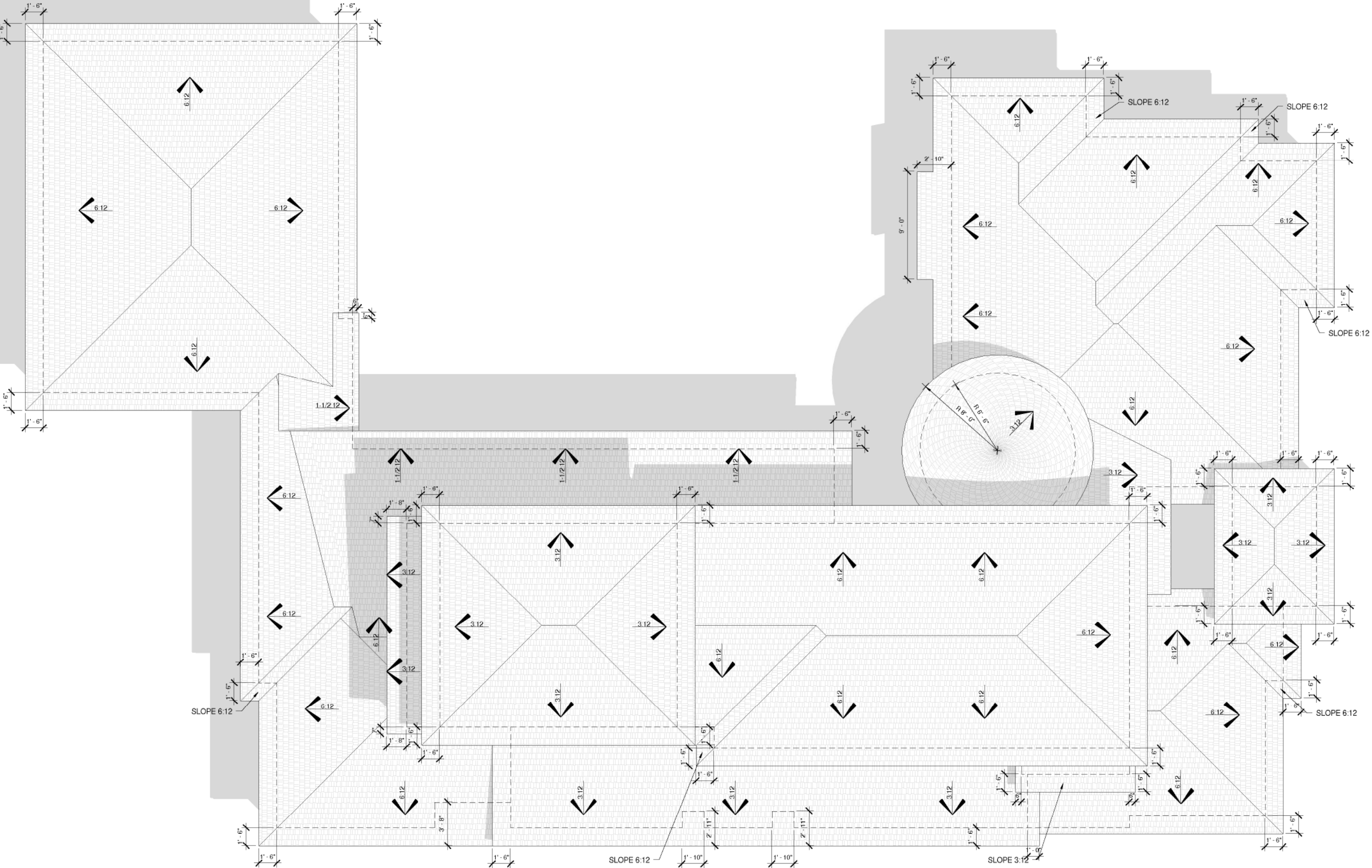
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GARAGE

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## A.7

SHEET Δ.7 OF: 7



SCALE: 1/4" = 1'-0"

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JOB No.	01/27/2022
DATE:	L.Z.
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CHECKED BY:	EXPIRATION DATE: 01/27/2023
ROOF PLAN	

RAMOS  
RESIDENCE  
301 COLLEGE  
BLVD. SAN  
ANTONIO, TX.

A.8

SHEET A.8 of 8

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LAND



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JAN/13/2022	PRELIM. F.P. REV.	L.Z.
JAN/18/2022	PRELIM. F.P. REV.	L.Z.
JAN/24/2022	PRELIM. F.P. REV.	L.Z.
JAN/27/2022	ROOF PLAN	L.Z.

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